DGS Project No.: SM-833-210-003

Brome Howard Dairy and Smoke House Restoration At St. Mary's Historical Center

Project Location 18281 Rosecroft Rd; St. Mary's City, MD 20686

FOR THE DEPARTMENT OF GENERAL SERVICES

Project Number: SM-833-210-003

This is A Small Business Reserved (SBR) Solicitation PROJECT CLASSIFICATION – "A"

April 1, 2021 STATE OF MARYLAND

DEPARTMENT OF GENERAL SERVICES Ellington E. Churchill Jr., Secretary 301 West Preston Street, Room 1405 Baltimore, MD 21201 BOARD OF PUBLIC WORKS Larry Hogan, Governor Peter Franchot, Comptroller Nancy K. Kopp, Treasurer

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1. General Scope of Work:

The successful contractor shall provide all labor, equipment, tools, materials and supplies required to complete the project consistent with the Historical restoration of Three rooms as follow; Broom Howard, Dairy and Smoke House in Historic St. Mary's City Museum in accordance with the contract documents.

2. Background:

Historic St. Mary's City is a living history museum that sits on 850 acres along the banks of the St. Mary's River in St. Mary's County Maryland. It is Maryland's first capital established in 1634.

The mission of the Historic St. Mary's City Commission is to preserve and protect the archaeological and historical record of Maryland's first colonial capital and to appropriately develop and use this historic and scenic site for the education, enjoyment, and general benefit of the public.

This property is located at 18281 Rosecroft Rd; St. Mary's City, MD and was built in 1840 in the Greek Rival style of architecture. It is owned by the State of Maryland and is currently used as a Bed and Breakfast. The Smoke House and Dairy are the two buildings adjacent and south of the main house built in the same time period

3. Description of Work:

- A. The project consists of services necessary and incidental to the completion of the historical renovation of two of the Out Buildings, The Smoke House and Dairy.
- B. Great care must be given to preserve as much historical fabric as possible.
- C. During renovation phases of this project, including; interior wall surface removal, siding removal, and roof removal, a designated Historic St Mary's City (HSMC) staff member will determine which elements, currently hidden need to be preserved or replaced,
- D. If for some reason the manufactures recommendation does not align with historic restoration practices, the designated staff member from HSMC and DGS will make the final decision on which method will be applied.

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Only one side of the two structures has original siding. This is located on the Smoke Houses south side.

All viable siding on this side will remain, See diagram B

The Smoke house measures

<u>14'3''</u> x <u>14'3''</u>

The Dairy measures

14'3" x 10'4'

Other historic fabric may be hidden during restoration and will need to be evaluated as it is revealed.

- E. Contractor shall remove all siding and replace with random 8, 10 and 12 inch wide x = 5/4 western red cedar see diagram A. Install $3/4 \times 3 1/2$ corner trims over new siding, see diagram A. Install Board and batten on sides of wood shed using vertical $5/4 \times 10$ inch western red cedar with $2^{1/4} \times 3/4$ cedar battens .Drawing C
- F. All Western red cedar must be #1 grade and free from loose knots.
- G. Replace hipped Smoke House roof 261 sq. ft. and Dairy roof 225 sq. ft. with 18" #1 perfection cedar shingle to manufactures specified recommendations with copper flashings.
- H. Remove all interior floor, wall and ceiling coverings from both buildings.
- I. All framing repairs must use same dimensional lumber and same species as original built. Please see section 8 (Bids) for the details.
 - -Sill repair –unit pricing
 - -Wall Framing repair- unit pricing
 - -Roof structure repair- unit pricing
- J. Use the following fasteners:

Use Tremont common 10d 3" CC10Z for all sidings and trims

Use Tremont common 10d 3 ½ CC16Z for all Battens with single nail in middle of batten between the boards.

- K. Window and jambs –removed and repair including re-glazing sashes and repairing jambs. Also Install new western red cedar ¾ x 3 ½ casings. See new casing configuration in diagram D.
- L. Prime with an alkyd or stain blocking primer and finish with two coats of a good quality 100% acrylic latex exterior semi -gloss white paint on all surfaces interior and exterior.

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M. Doors and jambs will be repaired and rehung with new western red cedar $\frac{3}{4}$ x $\frac{3}{2}$ casings.

See new casing configuration in diagram D. Paint same as above.

- N. Install copper flashing above doors and windows see diagram E
- O. Rebuild connector wall with conventional treated lumber framing with designated cedar siding on both sides, capped with cedar trim and new door. For additional information for wall construction see diagram F.
- P. New connector Door –see diagram G. Paint same as windows
- Q. For the painting of siding and trims:

Prime with an alkyd or stain blocking primer and finish with two coats on all siding of exterior surfaces with a good quality 100% acrylic latex exterior semi-gloss white paint.

R. Diagrams provided to the contractors are not to scale and are for configuration references only. Contractor is responsible for all measurements without additional cost to the State.

4. Site Conditions:

- The work covered by this specification is in an occupied facility.
- The contractor shall at all times keep the premises as clean as possible and free from an accumulation of waste materials and rubbish. At the completion of the work, all rubbish, tools and surplus materials shall be removed, and the work area left completely clean.
- The contractor shall take possession of the existing drinking fountains that are removed during the project.
- The contractor shall leave no area unsafe or unsecure during and at the end of each working day.
- It shall be the contractor's responsibility, to field verify all existing conditions and dimensions prior to bidding and ordering materials.
- The contractor shall be prepared to alter the existing plumbing and electrical connections to conform to the new installed units.

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The contractor shall repair and restore to its original condition any equipment, materials
or surfaces, damaged as a result of their operations during this contract.

- The contractor shall be entirely responsible for any loss or damage to his/her own materials, supplies or equipment and to the personnel property of their employees while they are on State premises.
- The contractor shall be solely responsible for any damage to the building or its contents and for any loss or damage to any property belonging to the owner or the owner's employees when such loss or damage may be attributable to their actions or negligence or the actions of their employees.

5. Environmentally Hazardous Materials:

DGS will provide services to assess and the removal of any hazardous materials during renovation projects. Any work area involved with environmentally hazardous materials, other than those that has been addressed in the drawings and Hazmat report shall immediately be announced and notified to the Using Agency Representative, Contract Monitor or Construction Inspector. This notification shall also be in writing, setting forth any observations/suspicions and requesting instructions. At the same time, the contractor shall withdraw all of their personnel from the potentially contaminated area until the area has been certified as environmentally safe to work in.

6. Submittals:

- A. Submit manufacturer's data on all new materials and hardware, prior to ordering the new materials for DGS approval.
- B. Submittals shall include, but not limited to details for each item showing size, configuration and material.

7. Site Inspection:

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- A. This project is located at St. Mary's City Historical center and visitor center. It is very important that the contractor follows all requirement, regulation and limitation set by the Historic St. Mary's personnel. All additional extra care must be considered for this project.
- B. All prospective bidders are <u>encouraged to attend the pre-bid conference and familiarize themselves with all requirements for the project</u>. All dimensions and information given are approximate and provided to potentially assist the contractor and are not intended to define the project. The contractor should visit the jobsite to familiarize himself with the project and to make any necessary calculations for a complete project.
- C. Failure to attend the pre-bid conference shall not relieve the successful bidder from complying with the requirements of this specification at no added cost to the State.
- D. Any site visit requiring access to the interior of the building (other than the pre-bid conference) must be arranged in advance with the facility maintenance supervisor listed in section 8.B. of this specification.

8. Bids:

Submit bids as follows:

- A. Base Bid shall be the lump sum total for completion of the project herein described.
- B. Per unit prices are as follows:
- 1. Provide unit price per feet for Sill Repair up to 20 linear feet.
- 2. Provide unit price per feet for Wall Framing Repair up to 100 linear feet.
- 3. Provide unit price per feet for Roof Structure Repair up to 100 linear feet.
- C. The contract shall be awarded to the responsible and responsive bidder submitting the lowest total bid.

9. Work Hours and Point of Contact:

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- A. The work hours of the facility are Monday through Friday; 7:00 AM to 3:00 PM.
- B. Points of Contact for the Historic St. Mary's City;

Joe Kangas Director of Facilities and Grounds Historic St. Mary's City Commission JoeK@digshistory.org Office 240-895-4964 Cell 301-247-9154

C. Point of Contact for DGS (Project Manager) is as follows:

Ms. Fari.Farokhi 410-767-4495.

Email: fari.farokhi@maryland.gov

10. Warranty:

- A. The contractor shall submit a written two (2) years warranty covering all work performed, including both material and labor.
- B. Final inspection shall be done by the contractor, using agency representatives and DGS representatives.
- C. Contractor to forward all manufacturer's warranties to the using agency.
- D. Contractor to provide using agency with all O&M's for the new equipment.
- E. Contractor shall demonstrate usage and maintenance procedures to the using agency representatives.

End of Project Manual